

## **Exhibit B**

### **CRITERIA USED FOR REVIEW OF THE PROPOSED SITE AND ELEVATIONS PLANS**

The proposed site plans will be reviewed using the following criteria

Development of the parcels with single-family homes shall comply with the requirements of the Memphis and Shelby County Zoning and Subdivision Regulations and the following additional criteria:

1. All homes shall be one story if other homes on the street are one story.
2. All homes shall be constructed with 18-inch raised foundations if most other homes on the street are constructed with raised foundation of at least 18 inches.
3. All homes shall include a front porch with a minimum depth of 6 feet. A minimum porch depth of 8 feet may be required if most other homes on the street have porches at least 8 feet in depth.
4. Driveways shall be located along a side lot line using the existing curb cut (if one exists) and the driveway shall be extended a minimum of 20 feet beyond the front of the home. No driveway width shall exceed 12 feet. Where the lot is 40 feet wide or less, then the current ordinance regarding parking will prevail.
5. Walkways from the front porch to the street sidewalk shall be provided if needed to be consistent with most homes on the street.
6. Front yard building setbacks shall generally align with the existing homes on either side of the lot except where a different setback is needed to preserve existing trees or when it is desirable to redevelop with a deeper setback
7. The roof pitch for any home shall be no less than 6/12 and no more than 10/12.
8. All exterior wall materials shall include brick and/or Hardy Plank siding.
9. Repair and replace damaged retaining walls, driveways, and sidewalks prior to occupancy of any home.
10. Each lot shall include the planting of a tree in the front yard based on the following: (a) If overhead utility lines exist along the street edge abutting the lot, a Golden Rain Tree or Redbud Tree shall be planted; and (b) If there are no overhead utility lines along the street edge abutting the lot, a Red Maple Tree or Ginkgo Tree shall be planted. Any tree planting shall meet the minimum size at planting required by the Landscaping Ordinance. Existing trees may be used as an equivalent alternative.